



1084 Cromwell Avenue Suite, A-2
Rocky Hill, CT 06067
Tel: 860-436-4364
Fax: 860-436-4626
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Attachment 1 – Checklist Item # 1 Documentation – CT SHPO Determination Statement



Department of Economic and
Community Development

Connecticut
still revolutionary

1558-CF

April 21, 2013

Hermia M. Delaire
Program Manager
CDBG - Sandy Disaster Recovery Program
Department of Housing
505 Hudson Street
Hartford, CT 06106

received
4-23-14

Subject: CDBG-DR Review
Proposed Rehabilitation of
159 Hillside Avenue, Milford, CT

Dear Ms. Delaire:

The State Historic Preservation Office has reviewed the information submitted for the above-named pursuant to the provisions of Section 106 of the National Historic Preservation Act of 1966.

Based on the information provided, the subject property does not appear to be a contributing resource to the proposed Merwin Avenue Historic District. Therefore the proposed project will result in no historic properties affected.

For further information please contact me, at (860) 256-2766 or stacey.vairo@ct.gov.

Sincerely,

Stacey Vairo
Deputy State Historic Preservation Officer

State Historic Preservation Office

One Constitution Plaza | Hartford, CT 06103 | P: 860.256.2800 | Cultureandtourism.org

An Affirmative Action/Equal Opportunity Employer An Equal Opportunity Lender



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Attachment 2 – Checklist Item #2, #12A and #14A Documentation – FMA FIRM Flood Main



MAP SCALE 1" = 500'



NFP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0532J

FIRM

FLOOD INSURANCE RATE MAP
NEW HAVEN COUNTY,
CONNECTICUT
(ALL JURISDICTIONS)

PANEL 532 OF 635
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MILFORD, CITY OF	050062	0532	J
ORANGE, TOWN OF	050087	0532	J
WOODMONT, BOROUGH OF	050168	0532	J

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
09009C0532J
MAP REVISED
JULY 8, 2013

Federal Emergency Management Agency

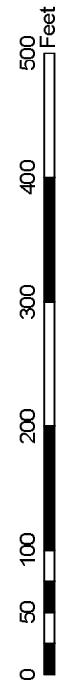
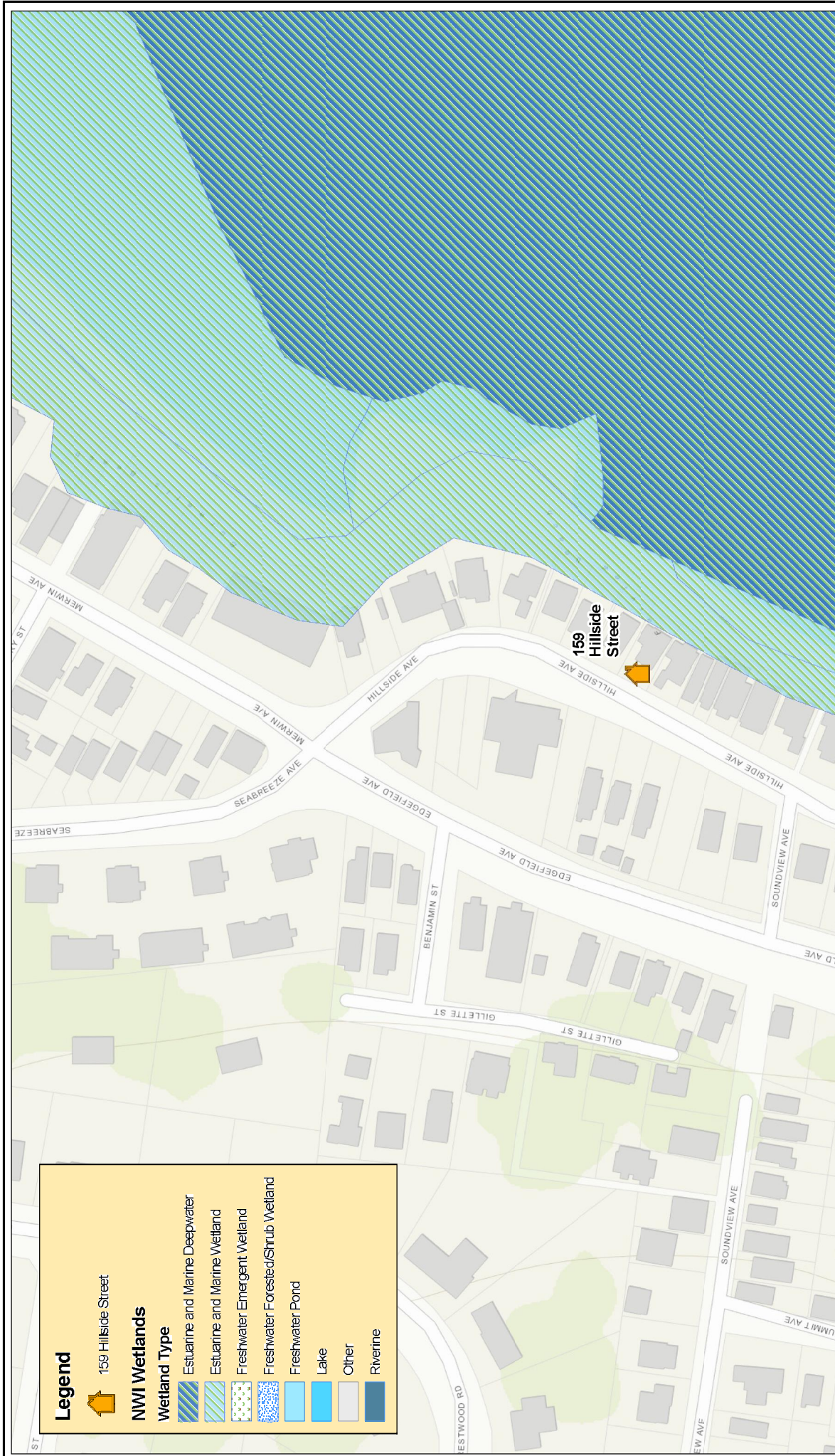
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov





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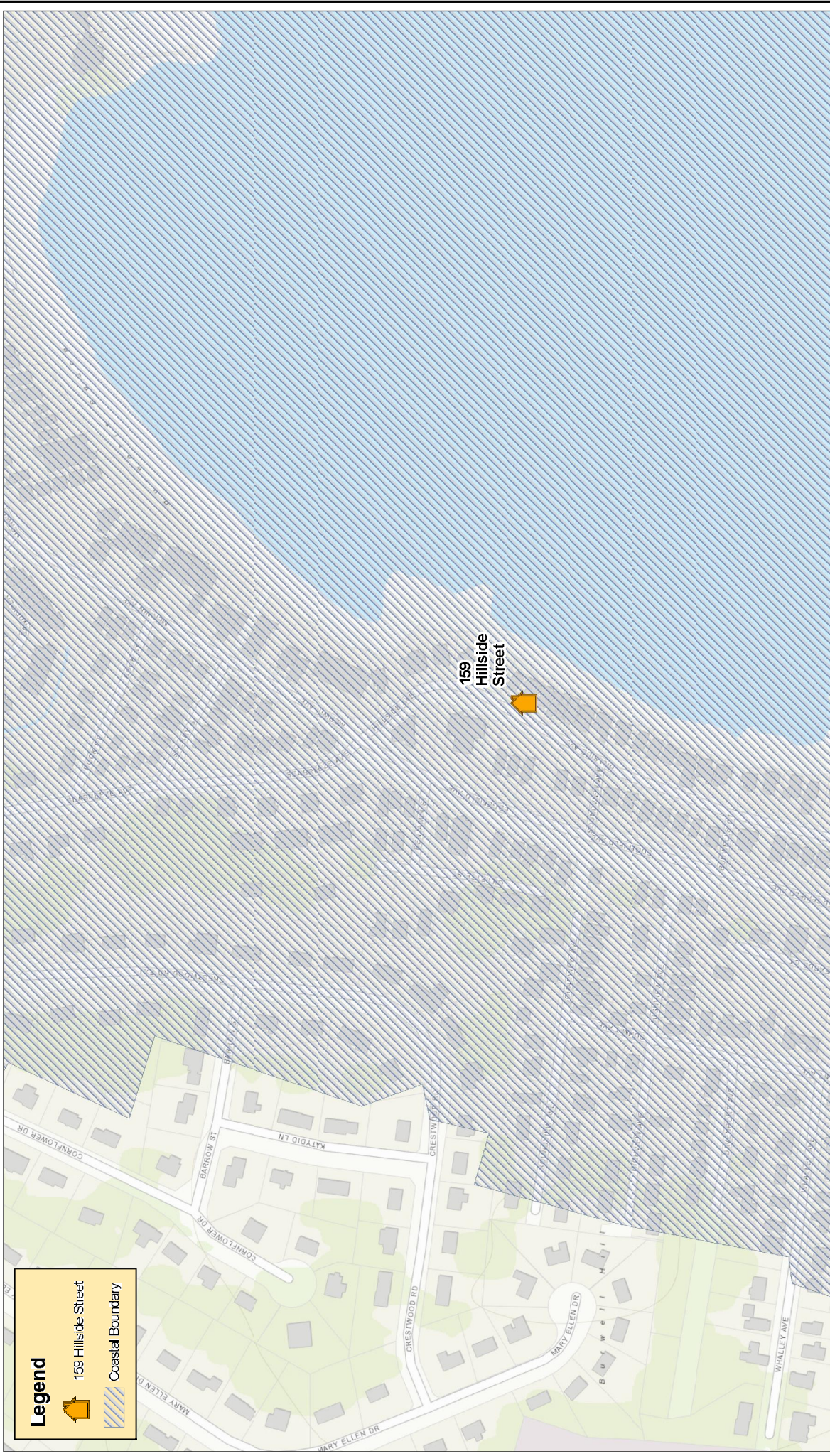
Attachment 3 – Checklist Item 3 Documentation – etlands Protection





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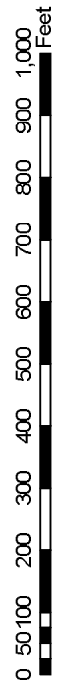
Attachment 4 – Checklist Item 4 Documentation – Coastal Management one



Legend

 159 Hillside Street

 Coastal Boundary



MCA

MARTINEZ COUCH & ASSOCIATES, LLC

www.martinezcouch.com



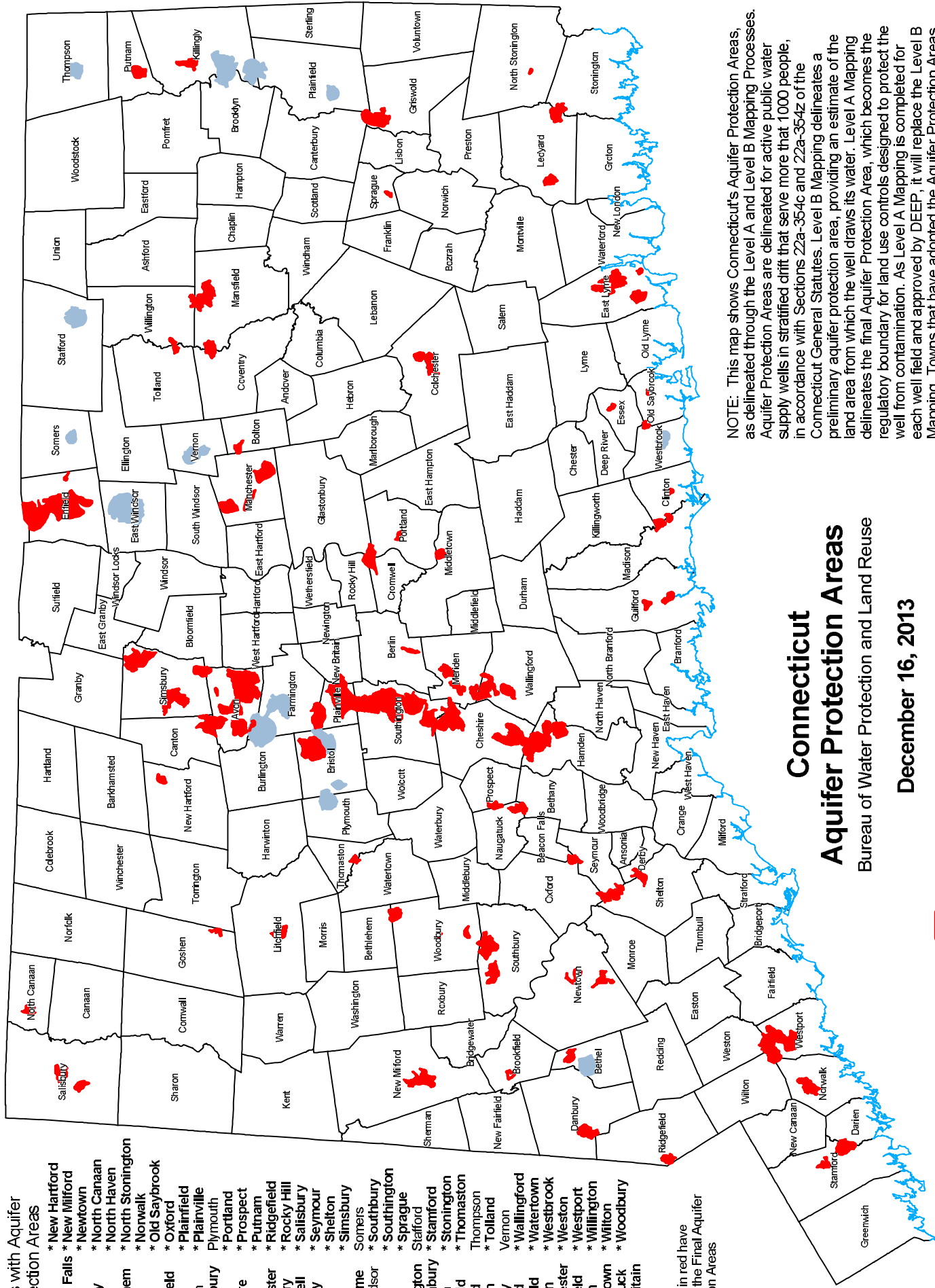
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www.martinezcouch.com

Attachment – Checklist Item Documentation – ater uality – Auiers

Towns with Aquifer Protection Areas

* Avon
 * Beacon Falls
 * Berlin
 * Bethany
 * Bethel
 * Bethlehem
 * Bolton
 * Bristol
 * Brookfield
 * Brooklyn
 * Burlington
 * Canterbury
 * Canton
 * Cheshire
 * Clinton
 * Colchester
 * Coventry
 * Cromwell
 * Danbury
 * Darby
 * Derby
 * East Lyme
 * East Windsor
 * Enfield
 * Essex
 * Farmington
 * Glastonbury
 * Goshen
 * Griswold
 * Guilford
 * Hamden
 * Killingly
 * Ledyard
 * Litchfield
 * Manchester
 * Mansfield
 * Meriden
 * Middletown
 * Naugatuck
 * New Britain
 * New Hartford
 * New Milford
 * Newtown
 * North Canaan
 * North Haven
 * North Stoughton
 * Norwalk
 * Oxford
 * Plainfield
 * Plainville
 * Plymouth
 * Portland
 * Prospect
 * Putnam
 * Ridgefield
 * Rocky Hill
 * Salisbury
 * Seymour
 * Shelton
 * Simsbury
 * Somers
 * Southbury
 * Sprague
 * Stafford
 * Stamford
 * Stonington
 * Thomaston
 * Thompson
 * Tolland
 * Vernon
 * Wallingford
 * Watertown
 * Westbrook
 * Weston
 * Westport
 * Willington
 * Wilton
 * Woodbury

* Towns in red have adopted the Final Aquifer Protection Areas



Connecticut Aquifer Protection Areas

Bureau of Water Protection and Land Reuse

December 16, 2013

- Level A Aquifer Protection Area (Final Adopted)
- ▨ Level A Aquifer Protection Area (Final)
- Level B Aquifer Protection Area (Preliminary)

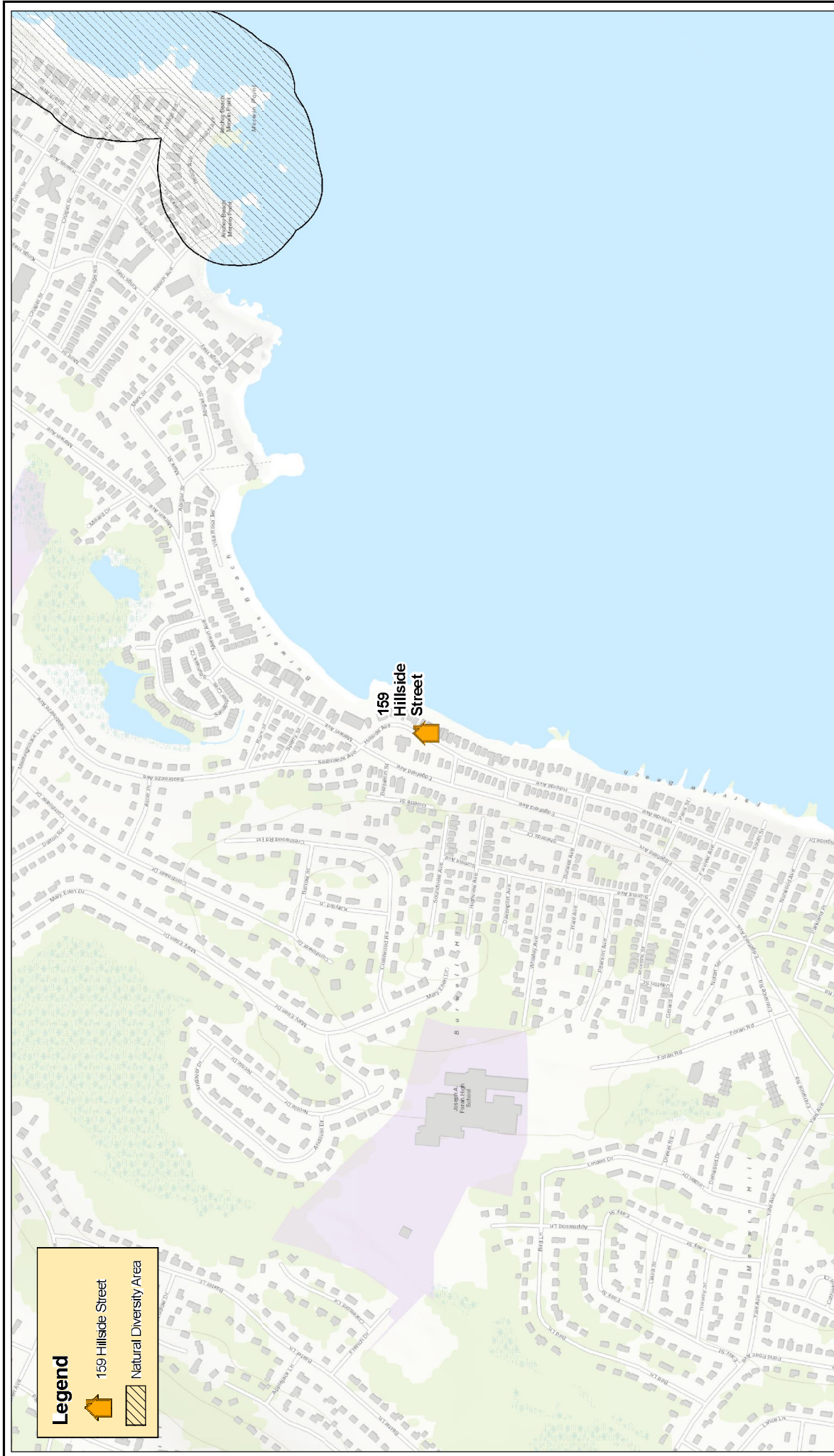
NOTE: This map shows Connecticut's Aquifer Protection Areas, as delineated through the Level A and Level B Mapping Processes. Aquifer Protection Areas are delineated for active public water supply wells in stratified drift that serve more than 1000 people, in accordance with Sections 22a-354c and 22a-354z of the Connecticut General Statutes. Level B Mapping delineates a preliminary aquifer protection area, providing an estimate of the land area from which the well draws its water. Level A Mapping delineates the final Aquifer Protection Area, which becomes the regulatory boundary for land use controls designed to protect the well from contamination. As Level A Mapping is completed for each well field and approved by DEEP, it will replace the Level B Mapping. Towns that have adopted the Aquifer Protection Areas at the local level and for which land use regulations are now in place are designated by the solid red above and in red in the list of Towns with Aquifer Protection Areas.

www.ct.gov/deep/aquiferprotection



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Attachment 6A – Checklist Item 6 Documentation – atural Diversity Data ase and ndanered Secies





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Attachment 6 – Checklist Item 6 Documentation – SFS IPaC ist



U.S. Fish and Wildlife Service

Trust Resources List

This resource list is to be used for planning purposes only — it is not an official species list.

Endangered Species Act species list information for your project is available online and listed below for the following FWS Field Offices:

New England Ecological Services Field Office
70 COMMERCIAL STREET, SUITE 300
CONCORD, NH 3301
(603) 223-2541
<http://www.fws.gov/newengland>

Project Name:

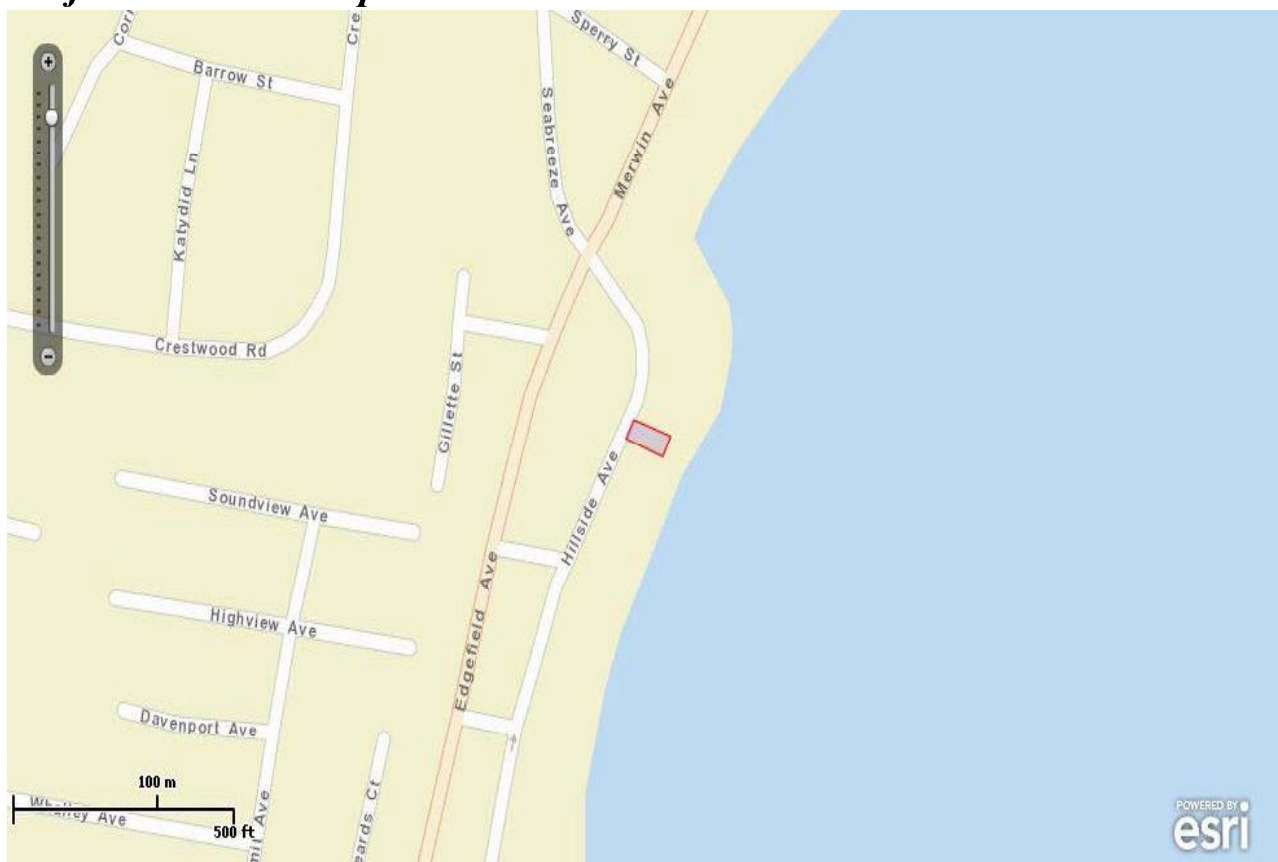
1558



U.S. Fish and Wildlife Service

Trust Resources List

Project Location Map:



Project Counties:

New Haven, CT

Geographic coordinates (Open Geospatial Consortium Well-Known Text, NAD83):

MULTIPOLYGON (((-73.0050147 41.2203254, -73.0047092 41.2202447, -73.0047736 41.2201438, -73.0050794 41.2202326, -73.0050147 41.2203254)))

Project Type:

Guidance



Trust Resources List

Endangered Species Act Species List ([USFWS Endangered Species Program](#))

There are a total of 1 threatened or endangered species on your species list. Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fishes may appear on the species list because a project could cause downstream effects on the species. Critical habitats listed under the **Has Critical Habitat** column may or may not lie within your project area. See the **Critical habitats within your project area** section below for critical habitat that lies within your project area. Please contact the designated FWS office if you have questions.

Species that should be considered in an effects analysis for your project:

Birds	Status		Has Critical Habitat	Contact
Roseate tern (<i>Sterna dougallii dougallii</i>) Population: northeast U.S. nesting pop.	Endangered	species info		New England Ecological Services Field Office

Critical habitats within your project area:

There are no critical habitats within your project area.

FWS National Wildlife Refuges ([USFWS National Wildlife Refuges Program](#))

There are no refuges found within the vicinity of your project.

FWS Migratory Birds ([USFWS Migratory Bird Program](#))

The protection of birds is regulated by the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA). Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. For more information regarding these Acts see <http://www.fws.gov/migratorybirds/RegulationsandPolicies.html>.

All project proponents are responsible for complying with the appropriate regulations protecting birds when planning and developing a project. To meet these conservation obligations, proponents should identify potential or existing project-related impacts to migratory birds and their habitat and develop and implement conservation measures that avoid, minimize, or compensate for these impacts. The Service's Birds of Conservation Concern (2008) report identifies species, subspecies, and populations of all migratory nongame birds that, without



Trust Resources List

additional conservation actions, are likely to become listed under the Endangered Species Act as amended (16 U.S.C 1531 et seq.).

For information about Birds of Conservation Concern, go to
<http://www.fws.gov/migratorybirds/CurrentBirdIssues/Management/BCC.html>.

Migratory birds of concern that may be affected by your project:

There are 13 birds on your Migratory birds of concern list. The Division of Migratory Bird Management is in the process of populating migratory bird data with an estimated completion date of August 1, 2014; therefore, the list below may not include all the migratory birds of concern in your project area at this time. While this information is being populated, please contact the Field Office for information about migratory birds in your project area.

Species Name	Bird of Conservation Concern (BCC)	Species Profile	Seasonal Occurrence in Project Area
American Oystercatcher (<i>Haematopus palliatus</i>)	Yes	species info	Year-round
American bittern (<i>Botaurus lentiginosus</i>)	Yes	species info	Breeding
Audubon's Shearwater (<i>Puffinus lherminieri</i>)	Yes	species info	Wintering
Bald eagle (<i>Haliaeetus leucocephalus</i>)	Yes	species info	Year-round
Black rail (<i>Laterallus jamaicensis</i>)	Yes	species info	Breeding
Black-billed Cuckoo (<i>Coccyzus erythrophthalmus</i>)	Yes	species info	Breeding
Canada Warbler (<i>Wilsonia canadensis</i>)	Yes	species info	Breeding
Least Bittern (<i>Ixobrychus exilis</i>)	Yes	species info	Breeding
Purple Sandpiper (<i>Calidris maritima</i>)	Yes	species info	Wintering
Rusty Blackbird (<i>Euphagus carolinus</i>)	Yes	species info	Wintering
Snowy Egret (<i>Egretta thula</i>)	Yes	species info	Breeding



Trust Resources List

Wood Thrush (<i>Hylocichla mustelina</i>)	Yes	species info	Breeding
Worm eating Warbler (<i>Helmitheros vermivorum</i>)	Yes	species info	Breeding

NWI Wetlands ([USFWS National Wetlands Inventory](#)).

The U.S. Fish and Wildlife Service is the principal Federal agency that provides information on the extent and status of wetlands in the U.S., via the National Wetlands Inventory Program (NWI). In addition to impacts to wetlands within your immediate project area, wetlands outside of your project area may need to be considered in any evaluation of project impacts, due to the hydrologic nature of wetlands (for example, project activities may affect local hydrology within, and outside of, your immediate project area). It may be helpful to refer to the USFWS National Wetland Inventory website. The designated FWS office can also assist you. Impacts to wetlands and other aquatic habitats from your project may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal Statutes. Project Proponents should discuss the relationship of these requirements to their project with the Regulatory Program of the appropriate [U.S. Army Corps of Engineers District](#).

Data Limitations, Exclusions and Precautions

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery and/or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Exclusions - Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and



U.S. Fish and Wildlife Service

Trust Resources List

nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Precautions - Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

IPaC is unable to display wetland information at this time.



1084 Cromwell Avenue Suite, A-2
Rocky Hill, CT 06067
Tel: 860-436-4364
Fax: 860-436-4626
www.martinezcouch.com

Attachment 6C – Checklist Item 6 Documentation – NDDDB Determination Letter



Connecticut Department of
**ENERGY &
ENVIRONMENTAL
PROTECTION**

August 15, 2014

Matthew Ranando
Martinez Couch & Associates, LLC
1084 Cromwell Ave
Suite A-2
Rocky Hill, CT 06067
mranando@martinezcouch.com

Project: 1558, New Residential Structure at 159 Hillside Ave. Milford
NDDDB Determination No.: 201407971

Dear Matthew Ranando,

I have reviewed Natural Diversity Data Base (NDDDB) maps and files regarding the area delineated on the map provided for the proposed 1558, New Residential Structure at 159 Hillside Ave. Milford, Connecticut. I do not anticipate negative impacts to State-listed species (RCSA Sec. 26-306) resulting from your proposed activity at the site based upon the information contained within the NDDDB. The result of this review does not preclude the possibility that listed species may be encountered on site and that additional action may be necessary to remain in compliance with certain state permits. This determination is good for one year. Please re-submit an NDDDB Request for Review if the scope of work changes or if work has not begun on this project by August 15, 2015.

Natural Diversity Data Base information includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the Data Base should not be substitutes for on-site surveys required for environmental assessments. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Data Base as it becomes available.

Please contact me if you have further questions at (860) 424-3592, or dawn.mckay@ct.gov. Thank you for consulting the Natural Diversity Data Base.

Sincerely,

Dawn M. McKay
Environmental Analyst 3



1084 Cromwell Avenue Suite, A-2
Rocky Hill, CT 06067
Tel: 860-436-4364
Fax: 860-436-4626
www.martinezcouch.com

Attachment 7 – Checklist Item 11 Documentation – Environmental Justice

2013 Distressed Municipalities

Ranked by Score

Total Scores		
Waterbury	1455	1
Hartford	1449	2
New Britain	1446	3
Bridgeport	1380	4
Naugatuck	1349	5
New London	1349	6
Ansonia	1326	7
Windham	1311	8
Plainfield	1296	9
Derby	1284	10
Torrington	1275	11
Killingly	1268	12
Bristol	1261	13
North Canaan	1261	14
Sprague	1256	15
New Haven	1253	16
East Hartford	1246	17
Meriden	1236	18
Enfield	1227	19
Winchester	1210	20
West Haven	1200	21
Groton	1176	22
Putnam	1151	23
Montville	1136	24
Plymouth	1128	25

2013 Distressed Municipalities

In town alphabetical order

Total Scores	
Ansonia	1326
Bridgeport	1380
Bristol	1261
Derby	1284
East Hartford	1246
Enfield	1227
Groton	1176
Hartford	1449
Killingly	1268
Meriden	1236
Montville	1136
Naugatuck	1349
New Britain	1446
New Haven	1253
New London	1349
North Canaan	1261
Plainfield	1296
Plymouth	1128
Putnam	1151
Sprague	1256
Torrington	1275
Waterbury	1455
West Haven	1200
Winchester	1210
Windham	1311



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Attachment 8 – Checklist Item 12 Documentation – Coastal arrier Resource System



1084 Cromwell Avenue Suite, A-2
Rocky Hill, CT 06067
Tel: 860-436-4364
Fax: 860-436-4626
www.martinezcouch.com

Attachment 9 – Checklist Item 14A Documentation – FMC Professional Certification Form

Appendix B

DECD/SHPO/DOH Professional Certification Form

For all General Permit Applications submitted as part of the Flood Management Certification for Disaster Recovery Activities, the following certification must be signed and sealed by a professional engineer licensed to practice in Connecticut.

Property: 159 Hillside Avenue, Milford, CT

Application Number: 1558

"I certify that in my professional judgment, the above referenced project has been designed consistent with the Flood Management Certification for Disaster Recovery Activities as approved by DEEP and that the information is true, accurate and complete to the best of my knowledge and belief.

I understand that a false statement made in the submitted information may, pursuant to Section 22a-6 of the General Statutes, be punishable as a criminal offense under Section 53a-157b of the General Statutes, and may also be punishable under Section 22a-438 of the General Statutes."

Signature of Applicant

Date

Name of Applicant (print or type)

Title



8/18/2014

Signature of Professional Engineer

Date

Richard Couch, PE

15480

Name of Professional Engineer (print or type)

P.E. Number

Affix P.E. Stamp Here





1084 Cromwell Avenue Suite, A-2
Rocky Hill, CT 06067
Tel: 860-436-4364
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Attachment 10 – Checklist Item 14B Documentation – Zoning Location Survey

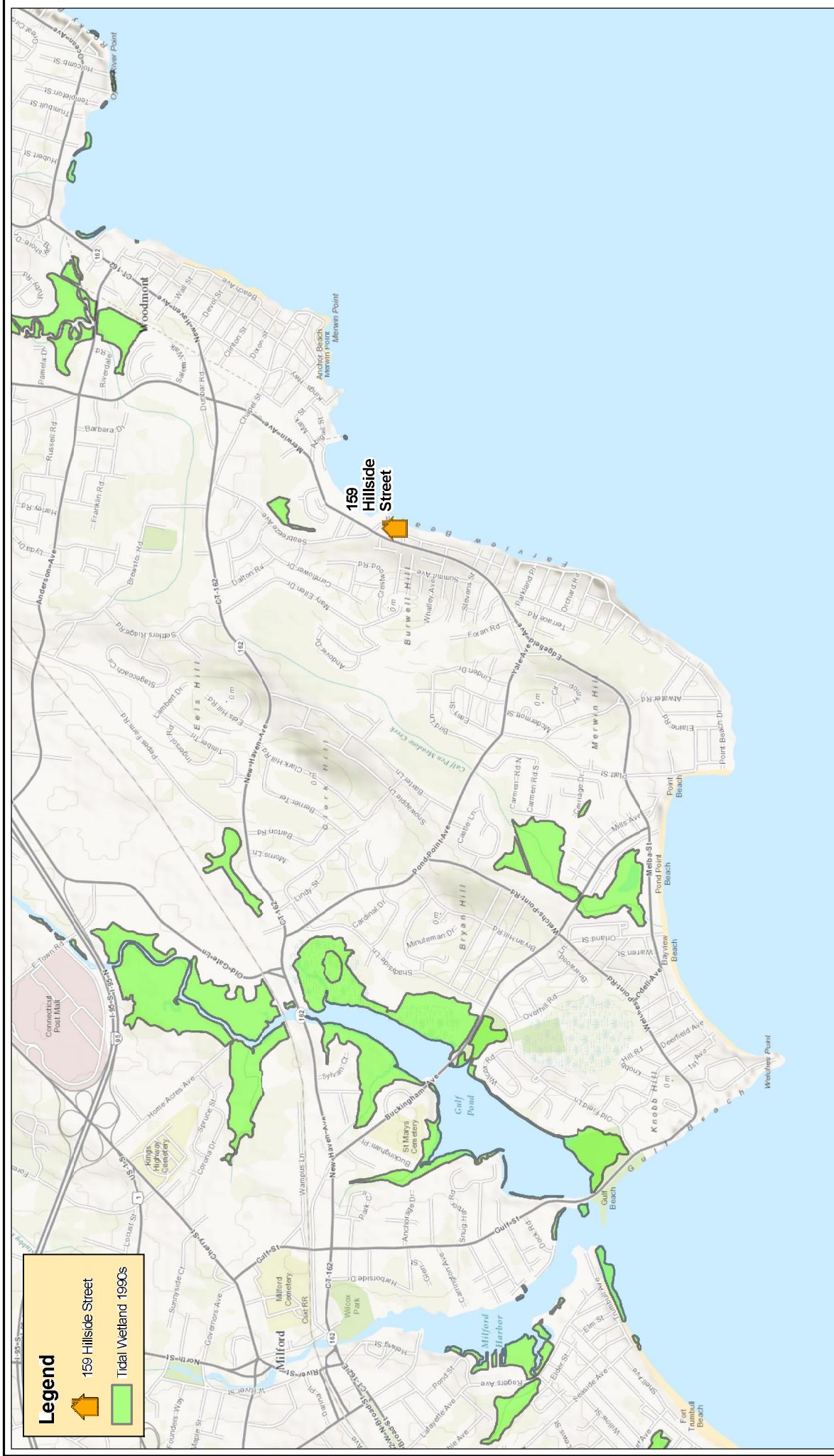
1084 Cromwell Avenue Suite,
A-2 Rocky Hill, CT 06067
Tel: 860-436-4364
Fax: 860-436-4626
www.martinezcouch.com





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Attachment 11 – Checklist Item 14C Documentation – Tidal Wetlands



Legend

159 Hillside Street

Tidal Wetland 1990s



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Attachment 12 – Checklist Item 14D Documentation – Special Permit and CAM Site Plan Review
Letter and Municipal Coastal Site Plan Review Application



City of Milford, Connecticut

- Founded 1639 -

70 West River Street - Milford, CT 06460-3317

Tel 203-783-3245 FAX 203-783-3303

Website: www.ci.milford.ct.us

E-mail: planning@ci.milford.ct.us

Planning and Zoning
Office

David B. Sulkis, A.I.C.P.
City Planner

HELD

December 31, 2013

RECEIVED

JAN 32 2014

Wayne Garrick, Architect
291 Whitney Avenue
New Haven, CT - 06511

WAYNE S. GARRICK

Re: 159 Hillside Avenue – Special Permit and CAM Site Plan Review

Dear Mr. Garrick:

At its meeting held on December 3, 2013, the Planning and Zoning Board voted to approve your request for Special Permit and Coastal Area Management Site Plan Review approval to construct a new single family residence within 25 feet of the high tide line on Map 49, Block 795, Parcel 77, in the R-5 zone, of which Steven Held is the owner.

Approval is in accordance with the CAMSPR application dated August 19, 2013, prepared by Indigo Land Design, LLC; survey prepared by Richard W. Plain, Land Surveyors, and architectural plans prepared by Wayne Garrick, Architect.

The plans are described as follows:

Sheet	Description	Date	Revised
	Zoning Location Survey	12/11/2012	9/16/2013
1	Coastal Site Plan	8/14/2013	11/6/2013
2	E & S Construction Details	8/14/2013	-
A.2	Ground Floor Plan	5/7/2013	8/20/2013
A.3	First and Second Floor Plans	5/2/2013	8/20/2013
A.4	North and West Elevations	5/7/2013	8/20/2013
A.5	South and East Elevations	5/7/2013	8/20/2013

The following correspondence from City departments will apply: Memo from Robert J. Healsey, Assistant Chief/Fire Marshal, September 18, 2013. Memo from Gary Wassmer, City Engineer, dated September 18, 2013; Memo from Bruce Kolwicz, dated September 20, 2013; Email from John Gaucher, DEEP, dated November 1, 2013;

A Special Permit certificate must be filed on the land records in the City Clerk's office, before a Zoning Permit can be issued, and is being retained in this office for your retrieval.

Wayne Garrick, Architect
December 26, 2013

Re: 159 Hillside Avenue – Special Permit and CAM Site Plan Review

Please provide this office with the full construction sets so that the Planning and Zoning Board set can be added to them and at that point a zoning permit can be issued.

Please **do not include** in the construction sets the materials already provided to the Planning and Zoning office. All required mitigation measures must be installed prior to the start of construction.

Very truly yours



David B. Sulkis, AICP
City Planner

DBS/pl

Via Certified Mail

C: Joseph D. Griffith, Director, DPLU

RECEIVED

JAN 02 2014

WAYNE S. GARRICK

City of Milford, Connecticut

Application Form Municipal Coastal Site Plan Review For Projects Located Fully or Partially Within the Coastal Boundary

Please complete this form in accordance with the attached instructions (CSPR-INST-11/99) and submit it with the appropriate plans to the Planning & Zoning Department.

Section I: Applicant Identification

Applicant: Steven Held Date: 8/19/13
Address: 159 Hillside Ave. Milford, CT 06460 Phone Number:
Project Address or Location: 159 Hillside Ave. Milford, CT 06460
Interest in Property: ☒ fee simple ☐ option ☐ lessee ☐ easement
 ☐ other (specify):
List primary contact for correspondence if other than applicant:
Name: Joseph Wren, P.E. - Indigo Land Design, LLC
Address: P.O. Box 1036
City/Town: Old Saybrook State: CT Zip Code: 06475
Business Phone: 860-202-0693
e-mail: jwren@indigo-land.com

Section II: Project Site Plans

Please provide project site plans that clearly and accurately depict the following information, and check the appropriate boxes to indicate that the plans are included in this application:

- ☒ Project location
- ☒ Existing and proposed conditions, including buildings and grading
- ☒ Coastal resources on and contiguous to the site
- ☒ High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only) (C.J.L. = Elev. 4.7 NAVD-88)
- ☒ Soil erosion and sediment controls
- ☐ Storm water treatment practices (Reduction in lot coverage)
- ☒ Ownership and type of use on adjacent properties
- ☒ Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.) (NAVD-88)

Section III: Written Project Information

Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site Plan Review:

- ☐ Site Plan for Zoning Compliance
- ☐ Subdivision or Resubdivision
- ☒ Special Permit or Special Exception
- ☒ Variance
- ☐ Municipal Project (CGS Section 8-24)

Part I: Site Information

1. Street Address or Geographical Description:

159 Hillside Avenue

City or Town: Milford

2. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)? ☒ YES ☐ NO

3. Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable:

Long Island Sound

4. Identify and describe the existing land use on and adjacent to the site. Include any existing structures, municipal zoning classification, significant features of the project site:

Residential Zone R-5. Existing 2-bedroom year-round dwelling with an existing shed and paver drive to the northwest of the existing dwelling, and a concrete patio with a deck built on top of a portion of the patio located to the southeast of the existing dwelling. Existing concrete seawall and stairs to beach will remain unchanged. Building is within FEMA Flood Zone AE 13.

5. Indicate the area of the project site: 0.08 acres or square feet

6. Check the appropriate box below to indicate total land area of disturbance of the project or activity (please also see Part II.B. regarding proposed stormwater best management practices):

- ☐ Project or activity will disturb 5 or more total acres of land area on the site. It may be eligible for registration for the Department of Environmental Protection's (DEP) General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities
- ☐ Project or activity will disturb one or more total acres but less than 5 total acres of land area. A soil erosion and sedimentation control plan must be submitted to the municipal land use agency reviewing this application.
- ☒ Project or activity will not disturb 1 acre total of land area. Stormwater management controls may be required as part of the coastal site plan review.

7. Does the project include a shoreline flood and erosion control structure as defined in CGS section 22a-109(d) ☐ Yes ☒ No None proposed - Existing seawall to remain

Part II.A.: Description of Proposed Project or Activity

Describe the proposed project or activity including its purpose and related activities such as site clearing, grading, demolition, and other site preparations; percentage of increase or decrease in impervious cover over existing conditions resulting from the project; phasing, timing and method of proposed construction; and new uses and changes from existing uses (attach additional pages if necessary):

The existing 2-bedroom dwelling was damaged during Storm Sandy. The applicant is proposing to remove the existing dwelling, shed, concrete patio, deck, and a portion of the paver drive. A new 3-bedroom year-round dwelling will be constructed on a pile supported foundation and will be in compliance with current FEMA Regulations. A new deck will be constructed on the waterside of the proposed dwelling and an access stair will be constructed down to existing grade. The portion of the paver drive that will be removed will be replaced with crushed stone or grass. The building coverage will be increasing from 37.9% of the lot to 39.7% of the lot, which is below the maximum allowable coverage of 45% for the district. The lot coverage will be significantly decreasing from 79.6% of the lot to 64.6%, which will bring the lot coverage into conformance with the maximum allowable coverage of 65% in the district. Roof downspouts will be fitted with spreaders or splash blocks to inhibit erosion and evenly disperse runoff to the ground.

Part II.B.: Description of Proposed Stormwater Best Management Practices

Describe the stormwater best management practices that will be utilized to ensure that the volume of runoff generated by the first inch of rainfall is retained on-site, especially if the site or stormwater discharge is adjacent to tidal wetlands. If runoff cannot be retained on-site, describe the site limitations that prevent such retention and identify how stormwater will be treated before it is discharged from the site. Also demonstrate that the loadings of total suspended solids from the site will be reduced by 80 percent on an average annual basis, and that post-development stormwater runoff rates and volumes will not exceed pre-development runoff rates and volumes (attach additional pages if necessary):

The lot coverage will be significantly reduced from 79.6% (2,627 s.f.) to 64.6% (2,132 s.f.) which will bring the lot coverage into conformance with the maximum allowable lot coverage of 65% in the district as set forth in the City of Milford Zoning Regulations. No additional impervious surfaces will be created. By reducing lot coverage, this will effectively reduce the quantity of stormwater runoff generated from the site and will enhance stormwater quality by encouraging infiltration. Based on soil boring results for the subject property, the underlying soils consist of well-drained fine-coarse sand and gravel conducive to infiltration.

Part III: Identification of Applicable Coastal Resources and Coastal Resource Policies

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table.

Coastal Resources	Off-site but within the influence of project			
	On-site	Adjacent	Off-site but within the influence of project	Not Applicable
General Coastal Resources* - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Coastal Hazard Area - Definition: CGS Section 22a-93(7)(H); Policies: CGS Sections 22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS Sections 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tidal Wetlands - Definition: CGS Section 22a-93(7)(E); Policies: CGS Sections 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* General Coastal Resource policy is applicable to all proposed activities

Part IV: Consistency with Applicable Coastal Resource Policies and Standards

Describe the location and condition of the coastal resources identified in Part III above and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and standards; also see adverse impacts assessment in Part VII.A below (attach additional pages if necessary):

The site is located within a Coastal Hazard area and includes a cobblestone beach coastal resource. Intertidal Flats are located off-site to the south (Long Island Sound) and shorelands are located off-site to the north. Project will have no adverse impacts on any coastal resource.

Part V: Identification of Applicable Coastal Use and Activity Policies and Standards

Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the proposed project or activity:

- ☒ General Development* - CGS Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- ☒ Water-Dependent Uses** - CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A);
Definition CGS Section 22a-93(16)
- ☐ Ports and Harbors - CGS Section 22a-92(b)(1)(C)
- ☐ Coastal Structures and Filling - CGS Section 22a-92(b)(1)(D)
- ☐ Dredging and Navigation - CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- ☐ Boating - CGS Section 22a-92(b)(1)(G)
- ☐ Fisheries - CGS Section 22a-92(c)(1)(I)
- ☐ Coastal Recreation and Access - CGS Sections 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)
- ☐ Sewer and Water Lines - CGS Section 22a-92(b)(1)(B)
- ☐ Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- ☐ Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- ☐ Solid Waste - CGS Section 22a-92(a)(2)
- ☐ Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)
- ☐ Cultural Resources - CGS Section 22a-92(b)(1)(J)
- ☐ Open Space and Agricultural Lands - CGS Section 22a-92(a)(2)

* General Development policies are applicable to all proposed activities

** Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

Part VI: Consistency With Applicable Coastal Use Policies And Standards

Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. **For projects proposed at waterfront sites (including those with tidal wetlands frontage)**, particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Part VII.B below (attach additional pages if necessary):

The established use of the property and adjacent properties is private residential which will remain unchanged.

Part VII.A.: Identification of Potential Adverse Impacts on Coastal Resources

Please complete this section for all projects.

Identify the adverse impact categories below that apply to the proposed project or activity. The Applicable column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(15). If an adverse impact may result from the proposed project or activity, please use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS Section 22a-93(15)(B)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS Section 22a-93(15)(D)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Part VII.B.: Identification of Potential Adverse Impacts on Water-dependent Uses

Please complete the following two sections **only if the project or activity is proposed at a waterfront site**:

1. Identify the adverse impact categories below that apply to the proposed project or activity. The Applicable column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact may result from the proposed project or activity, use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities	Applicable	Not Applicable
Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS Section 22a-93(17)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS Section 22a-93(17)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. Identification of existing and/or proposed Water-dependent Uses

Describe the features or characteristics of the proposed activity or project that qualify as water-dependent uses as defined in CGS Section 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.):

The subject property and adjacent properties are located within the R-5 Residential Zoning District and the long established use of the subject property and adjacent properties are private residential. No public access is provided from this site to the beach/water. Based on the Town of Milford GIS Mapping Service, there appears to be a public access located approximately 200' to the Southwest, directly across from Soundview Avenue.

*If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use.

Part VIII: Mitigation of Potential Adverse Impacts

Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII have been avoided, eliminated, or minimized (attach additional pages if necessary):

There will be no adverse impacts on coastal resources related to the proposed work. E&S Control Measures will be taken throughout construction including a 6' high temporary chainlink construction fence along existing seawall. No soil will be stockpiled, but rather removed from the site. The proposed dumpster located on site during construction will have a tarp cover. The lot coverage will be decreasing significantly from 79.6% to 64.6% which brings the site into conformance for the district as set forth by the City of Milford Zoning regulations which will result in a decrease of stormwater runoff and enhancement of stormwater quality by encouraging infiltration.

Part IX: Remaining Adverse Impacts

Explain why any remaining adverse impacts resulting from the proposed activity or use have not been mitigated and why the project as proposed is consistent with the Connecticut Coastal Management Act (attach additional pages if necessary):

There are no known remaining adverse impacts



1084 Cromwell Avenue Suite, A-2
Rocky Hill, CT 06067
Tel: 860-436-4364
Fax: 860-436-4626
www.martinezcouch.com

Attachment 13– Checklist Item 14E Documentation – Building Permit



State of Connecticut

CITY OF MILFORD

70 West River Street Milford, CT 06460 Ph: 203 783-3234 fax: 203 783-3690



Permit No. **B-14-6**

PERMIT FOR: **SANDY - New Construction**

This certifies that **Wayne Garrick**

has permission to erect, alter, or demolish a building on: **159 HILLSIDE AVE**

as follows: **By Variance 9/10/13 and Special Permit and CAM 12/3/13. Construct new single family dwelling. Open pier foundation. First floor: Living/dining, kitchen, study-guest bedroom, full bath, open deck overall 24'x6', front porch 22'-6"x5' with steps. Second floor: Master bedroom/bath, 2 other bedrooms, second full bath, laundry, 14'-6"x6' open balcony. Average height of 34'-4-1/2". Top of pier 19'-1".**

VALUE: **\$340000.00**

FEE PAID: **\$164.00**

DATE ISSUED: **2/24/2014**

Owner Name **HELD STEVEN A &**

Address

159 HILLSIDE AVE

City

MILFORD

State

CT

Zip

06460

Phone

NOTE: The recipient of this permit accepts this permit on the condition that, as owner or as agent of the owner, he/she agrees to comply with all Building & Zoning Regulations of the City of Milford and the State Statutes of the State of Connecticut regarding the use, occupancy and type of building to be constructed, added to, demolished, or altered. The recipient also agrees that this building is to be located the proper distance from all street lines, side yard lines and required distances from all other zones and is located in a zone in which the building and its use is allowed. Additional conditions listed below:

Plan Review Comments: **Proper erosion controls to be used during construction. MEP**

Restrictions:

Comments:

CCorell

Building Inspector

2/24/2014

Date

This Card Must Be Displayed in a Conspicuous Place on the Premises and Not Torn Down or Removed